

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: 76 /South Central West Seattle

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 427

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$114,900	\$160,500	\$275,400	\$298,600	92.2%	11.15%
2004 Value	\$124,300	\$171,400	\$295,700	\$298,600	99.0%	10.70%
Change	+\$9,400	+\$10,900	+\$20,300		+6.8%	-0.45%
% Change	+8.2%	+6.8%	+7.4%		+7.4%	-4.04%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.45% and -4.04% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$118,600	\$164,200	\$282,800
2004 Value	\$128,400	\$174,200	\$302,600
Percent Change	+8.3%	+6.1%	+7.0%

Number of one to three unit residences in the Population: 3257

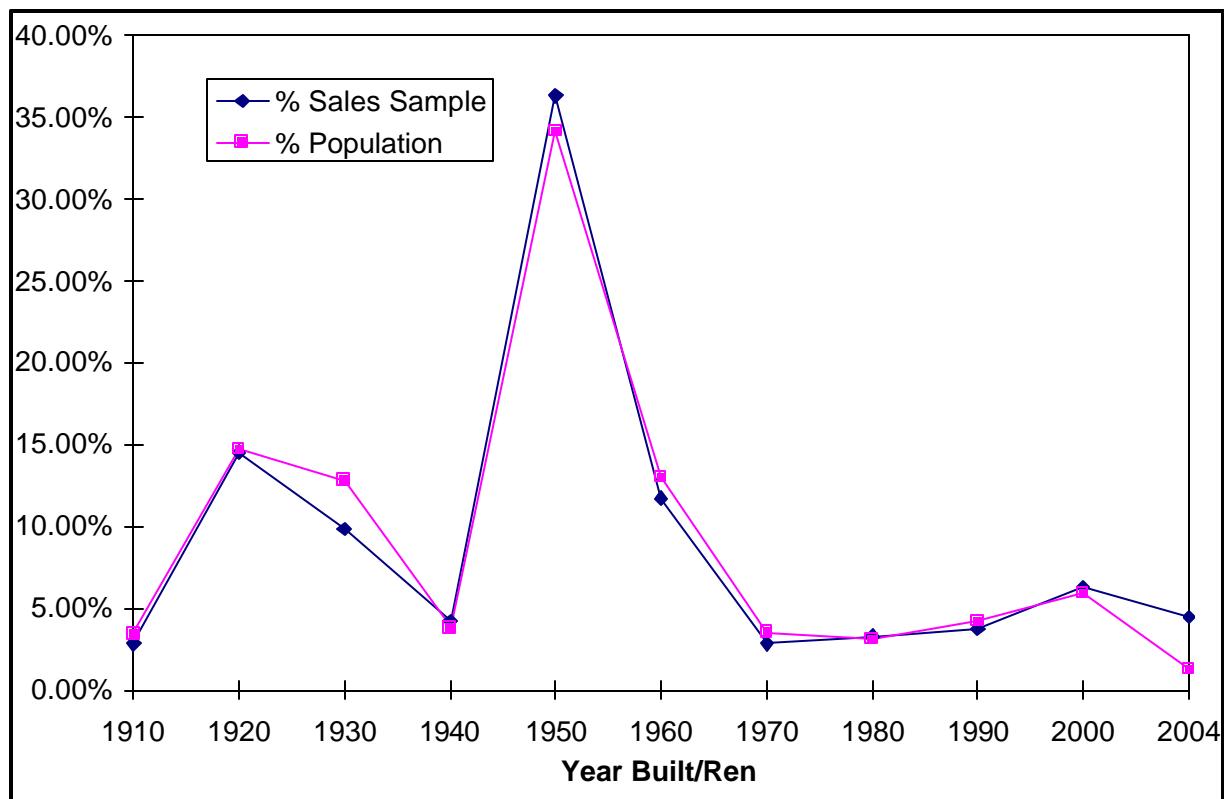
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. *For instance*, Grade 6 improvements had lower average ratios than other improvements. Properties with a view of Puget Sound had higher average ratios than other improvements. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	12	2.81%
1920	62	14.52%
1930	42	9.84%
1940	18	4.22%
1950	155	36.30%
1960	50	11.71%
1970	12	2.81%
1980	14	3.28%
1990	16	3.75%
2000	27	6.32%
2004	19	4.45%
	427	

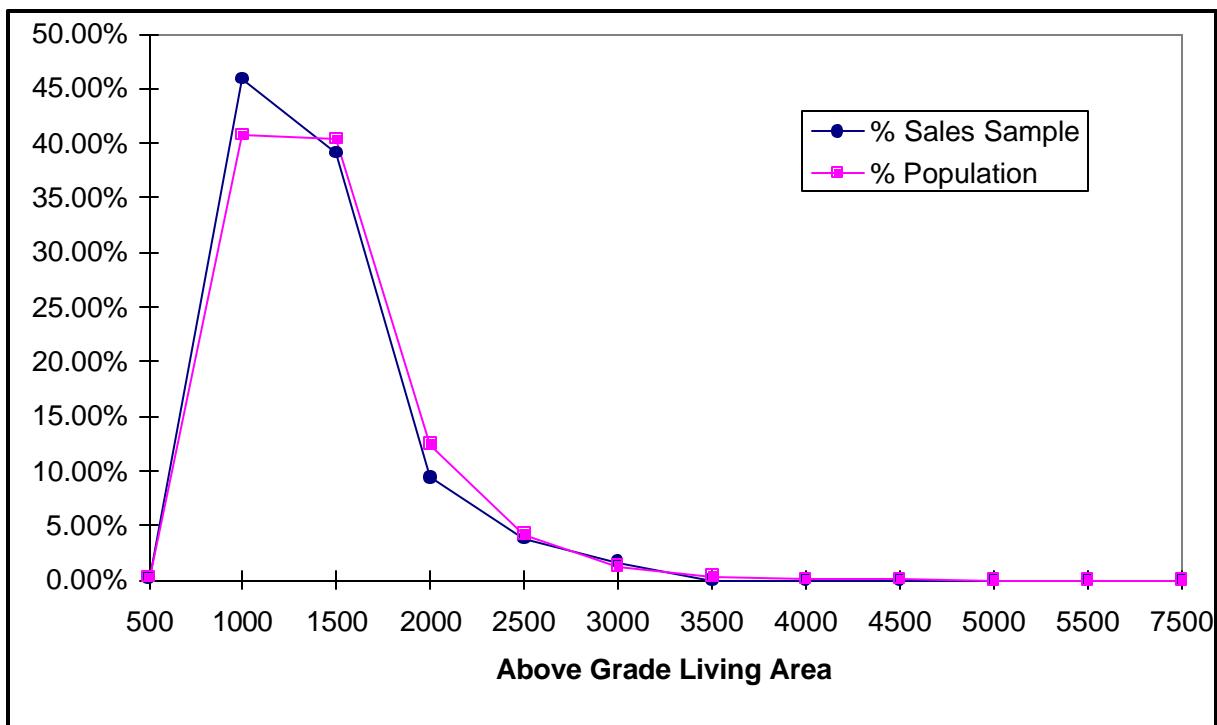
Population		
Year Built/Ren	Frequency	% Population
1910	112	3.44%
1920	480	14.74%
1930	417	12.80%
1940	124	3.81%
1950	1113	34.17%
1960	424	13.02%
1970	115	3.53%
1980	101	3.10%
1990	137	4.21%
2000	193	5.93%
2004	41	1.26%
	3257	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

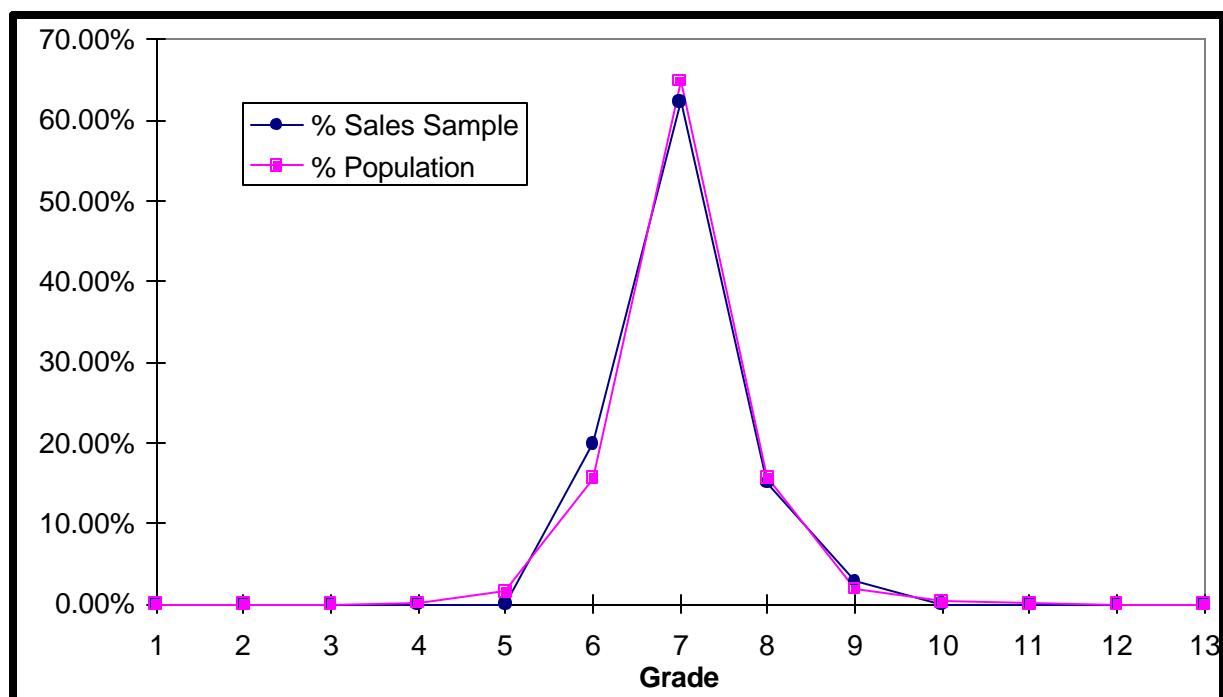
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.23%	500	9	0.28%
1000	196	45.90%	1000	1329	40.80%
1500	167	39.11%	1500	1317	40.44%
2000	40	9.37%	2000	405	12.43%
2500	16	3.75%	2500	137	4.21%
3000	7	1.64%	3000	42	1.29%
3500	0	0.00%	3500	11	0.34%
4000	0	0.00%	4000	4	0.12%
4500	0	0.00%	4500	3	0.09%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	427			3257	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

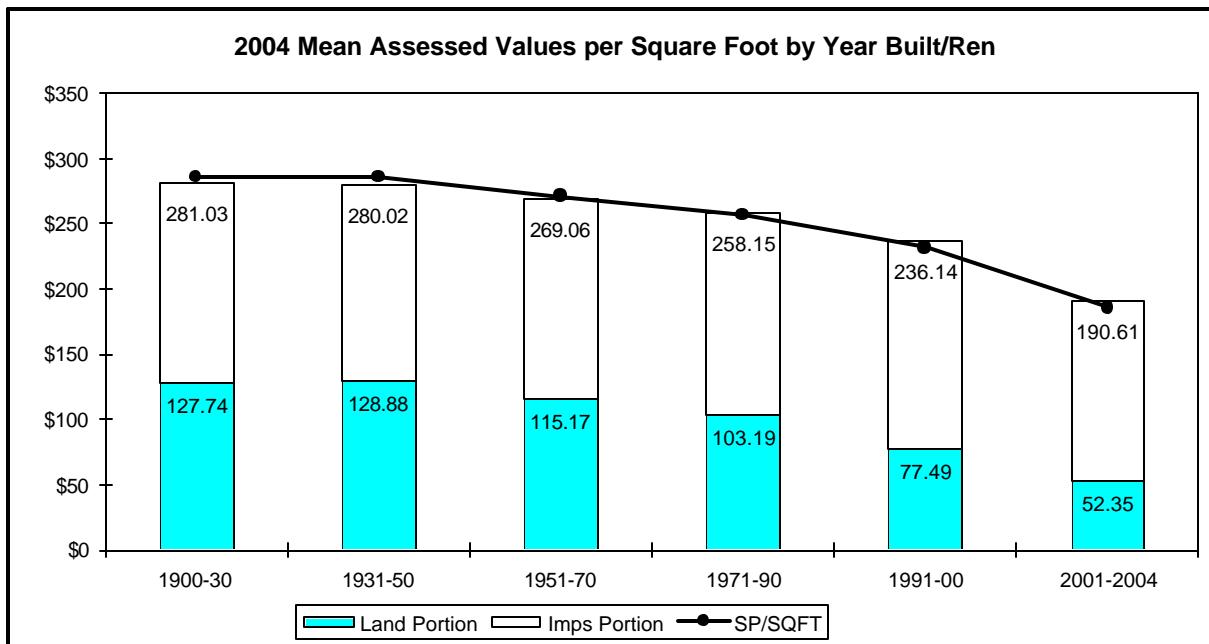
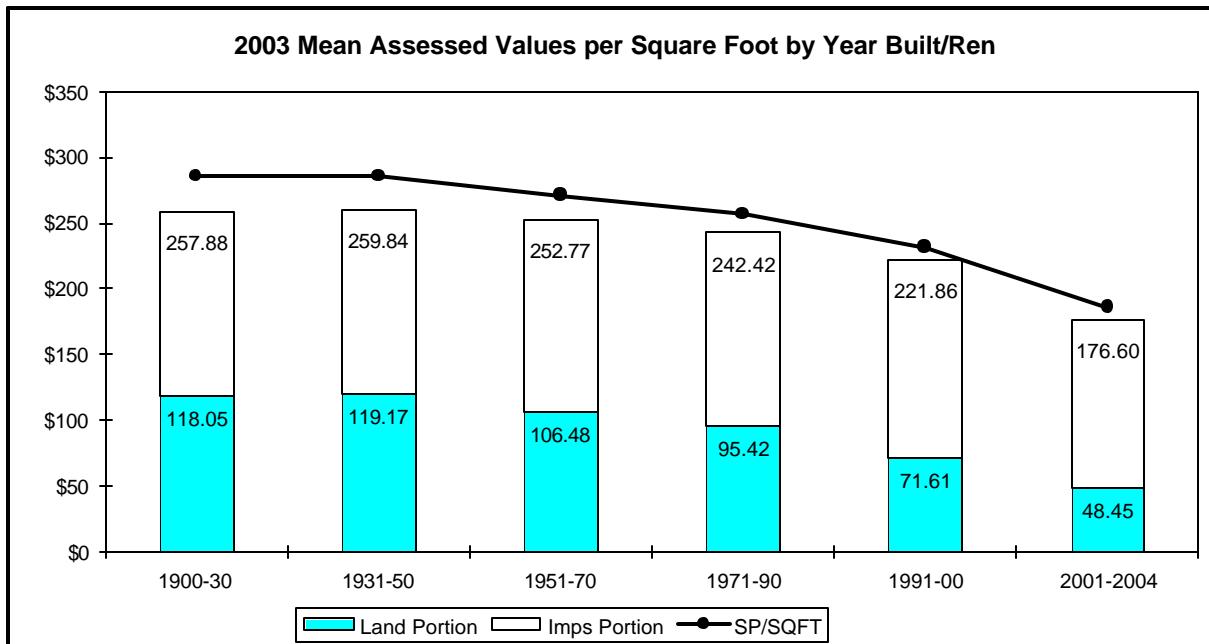
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.06%
5	0	0.00%	5	49	1.50%
6	85	19.91%	6	509	15.63%
7	266	62.30%	7	2113	64.88%
8	64	14.99%	8	510	15.66%
9	12	2.81%	9	63	1.93%
10	0	0.00%	10	10	0.31%
11	0	0.00%	11	1	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
427			3257		



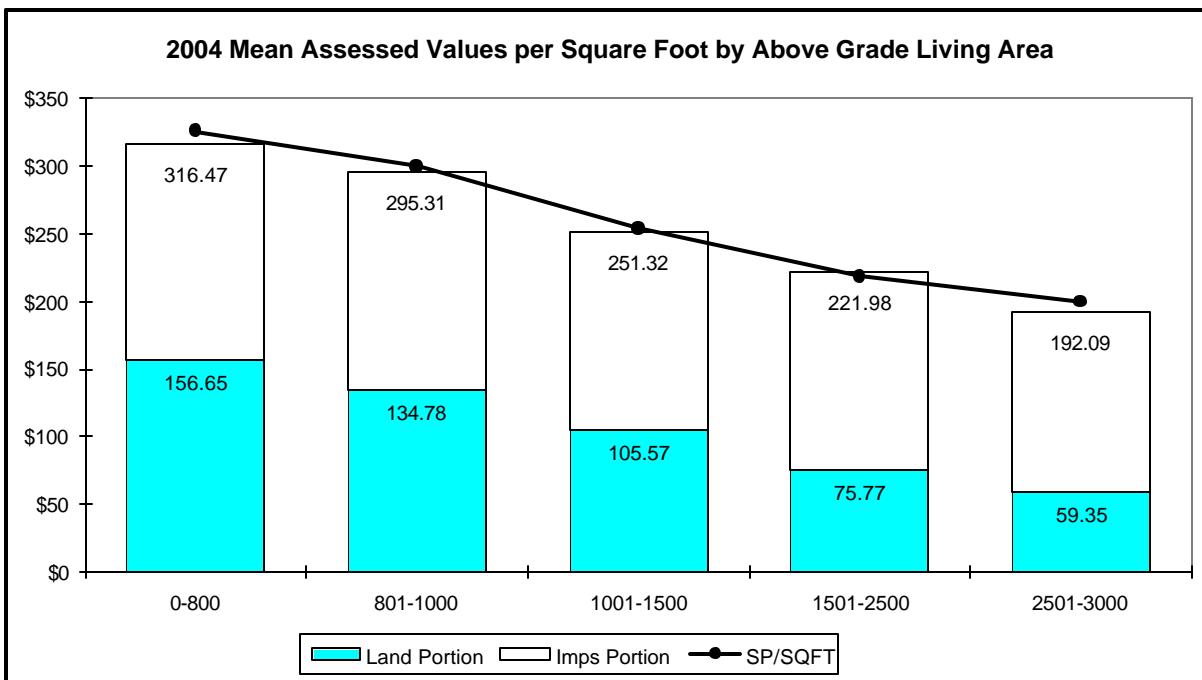
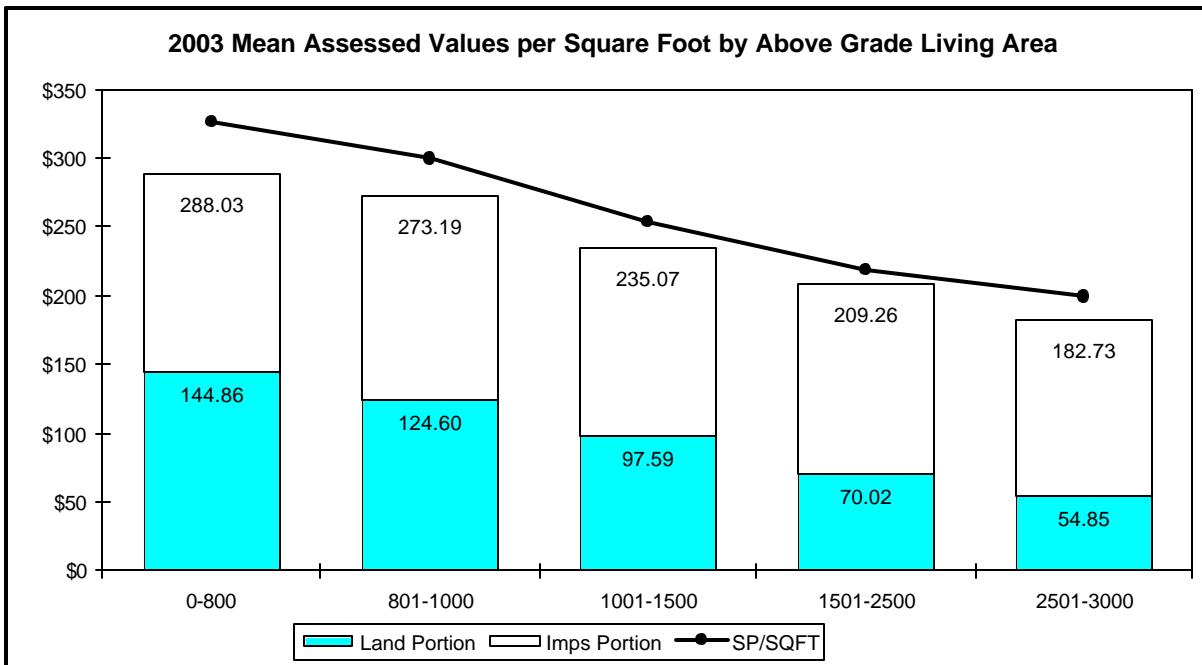
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



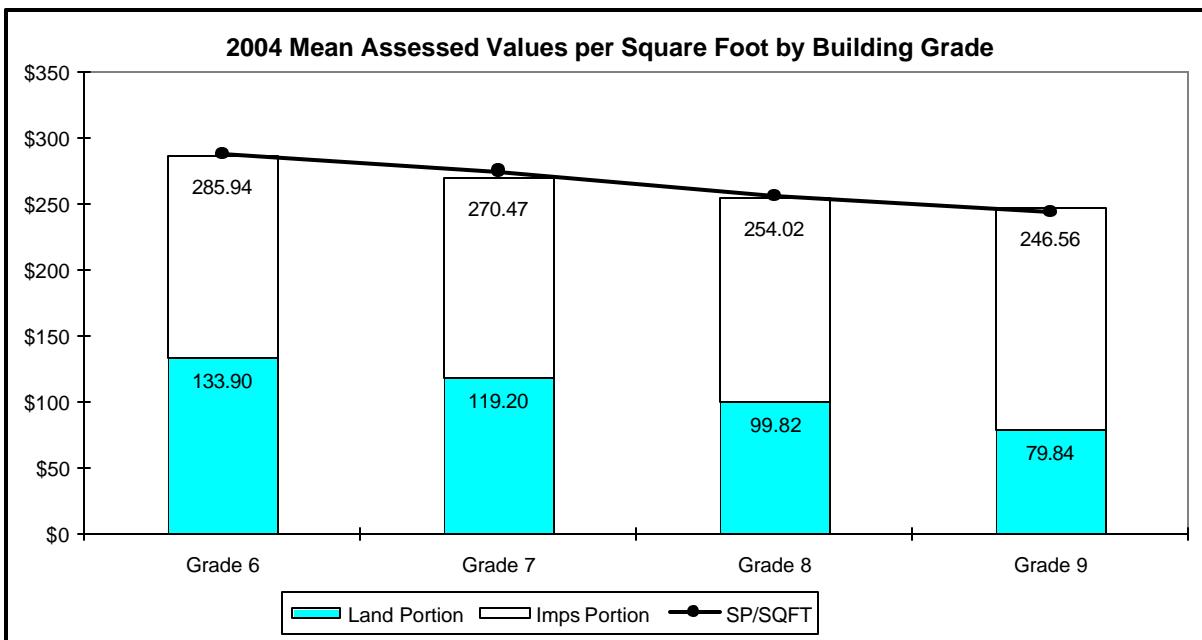
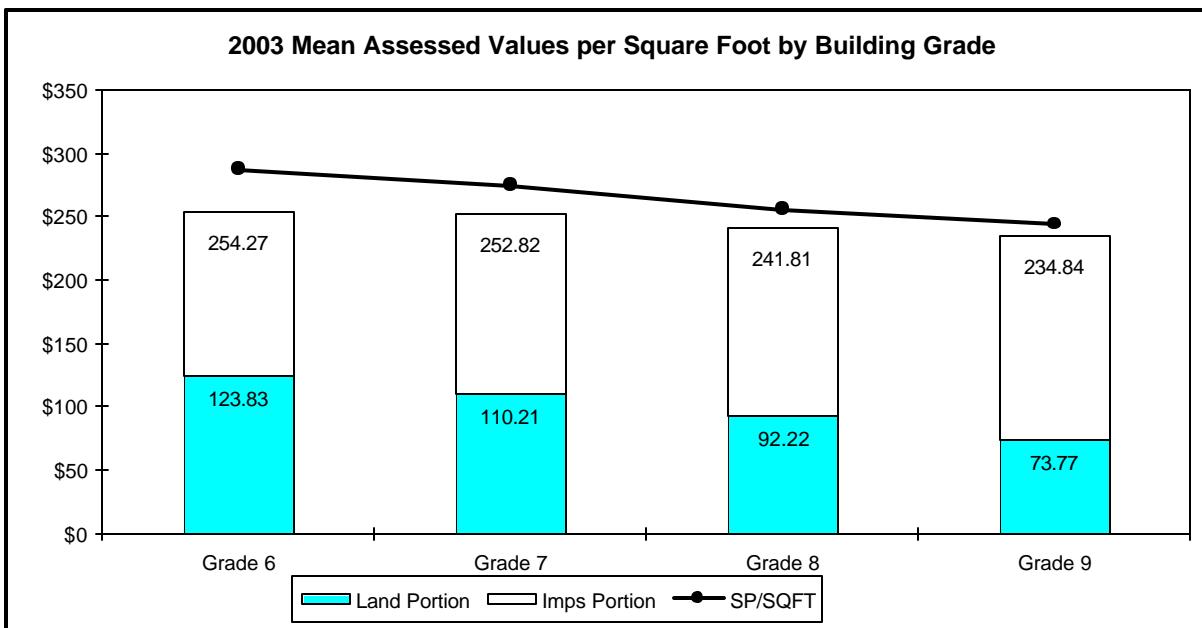
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only three grade 5 sales and one grade 10 sale therefore, due to lack of representation, they were not utilized in the analysis.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales in Area 76 made it problematic to develop adjustments to previous land value based on land sales. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

$$\text{2004 Land Value} = \text{2003 Land Value} \times 1.086 \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 427 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that two characteristic based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. *For instance*, Grade 6 improvements had lower average ratios than other improvements. Properties with a view of Puget Sound had higher average ratios than other improvements. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / \{ .9201905 - (3.989998E-02 \text{ if improvement is a Grade6}) + (5.081283E-02 \text{ if Puget Sound View is greater than 0}) \}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.068)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.068).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If improvement count = 1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - **Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.*

Mobile Home Update

There were no mobile home sales in this area. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.068, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 76 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.67%

Grade 6	Yes
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% Adjustment	4.93%
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Puget Sound View	Yes
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% Adjustment	-5.69%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 6 would *approximately* receive a 13.60% upward adjustment (8.67% + 4.93%). There are 75 sales and 445 in the population.

A property with a Puget Sound View Coding would *approximately* receive a 2.99% upward adjustment (8.67% - 5.69%). There are 104 sales and 896 in the population.

A property that is a Grade 6 with a Puget Sound View Coding would *approximately* receive a 7.91% adjustment (8.67 + 4.93 - 5.69). There are 10 sales and 64 in the population.

57% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	85	0.883	0.993	12.5%	0.970	1.017
7	266	0.923	0.987	6.9%	0.974	1.000
8	64	0.946	0.995	5.2%	0.970	1.020
9	12	0.960	1.007	4.9%	0.971	1.043
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1930	116	0.904	0.982	8.7%	0.962	1.003
1931-1950	173	0.915	0.983	7.4%	0.966	1.000
1951-1970	62	0.932	0.991	6.3%	0.970	1.012
1971-1990	30	0.945	1.004	6.2%	0.962	1.045
1991-2000	27	0.961	1.019	6.1%	0.983	1.055
>2000	19	0.942	1.015	7.7%	0.958	1.071
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	6	0.892	0.956	7.2%	0.844	1.068
Average	160	0.915	0.982	7.3%	0.965	0.998
Good	221	0.933	1.003	7.5%	0.989	1.017
Very Good	40	0.903	0.965	6.9%	0.929	1.001
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	326	0.912	0.983	7.8%	0.972	0.995
1.5	54	0.945	1.007	6.6%	0.973	1.041
2	41	0.946	1.003	6.1%	0.971	1.036
3	6	0.991	1.064	7.3%	0.990	1.137
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-800	73	0.881	0.968	9.8%	0.942	0.993
801-1000	124	0.912	0.985	8.1%	0.968	1.003
1001-1500	167	0.927	0.992	6.9%	0.974	1.009
1501-2500	56	0.959	1.017	6.0%	0.990	1.044
2501-3000	7	0.919	0.965	5.0%	0.909	1.021

Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.990.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

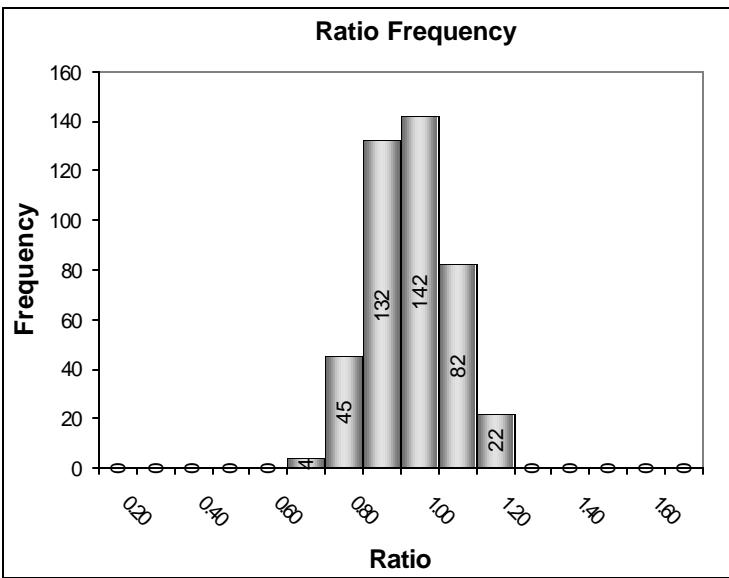
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	279	0.905	0.991	9.5%	0.979	1.004
Y	148	0.948	0.989	4.3%	0.972	1.006
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	427	0.922	0.990	7.4%	0.980	1.001
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	260	0.925	0.989	7.0%	0.977	1.002
8	167	0.918	0.992	8.0%	0.974	1.010
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000 **	16	0.962	1.056	9.8%	0.977	1.135
3000-5000	127	0.918	0.990	7.7%	0.972	1.007
5001-8000	259	0.924	0.991	7.2%	0.978	1.004
8001-12000	23	0.897	0.947	5.6%	0.902	0.992
12001-16000	2	1.092	1.209	10.7%	0.418	2.001
Puget Sound View	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
None (0)	313	0.906	0.992	9.5%	0.980	1.004
Fair (1)	68	0.953	0.984	3.2%	0.960	1.008
Average (2)	23	0.980	1.011	3.2%	0.963	1.059
Good (3)	18	0.959	0.989	3.1%	0.936	1.042
Excellent (4)	5	0.918	0.945	2.9%	0.847	1.043

** There are only 16 sales with a lot size less than 3000 square feet. The weighted mean for this grouping is 1.056. During the multiple regression process this was considered and tried as a variable but did not load and therefore was not utilized.

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: West Central /Team 3	Lien Date: 01/01/2003	Date of Report: 6/29/2004	Sales Dates: 1/2002 - 12/2003
Area 76 - S. Central West Seattle	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	427		
Mean Assessed Value	275,400		
Mean Sales Price	298,600		
Standard Deviation AV	76.145		
Standard Deviation SP	79.495		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.926		
Median Ratio	0.921		
Weighted Mean Ratio	0.922		
UNIFORMITY			
Lowest ratio	0.674		
Highest ratio:	1.176		
Coefficient of Dispersion	9.19%		
Standard Deviation	0.103		
Coefficient of Variation	11.15%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.909		
Upper limit	0.937		
95% Confidence: Mean			
Lower limit	0.916		
Upper limit	0.936		
SAMPLE SIZE EVALUATION			
N (population size)	3257		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.103		
Recommended minimum:	17		
Actual sample size:	427		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	222		
# ratios above mean:	205		
Z:	0.823		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



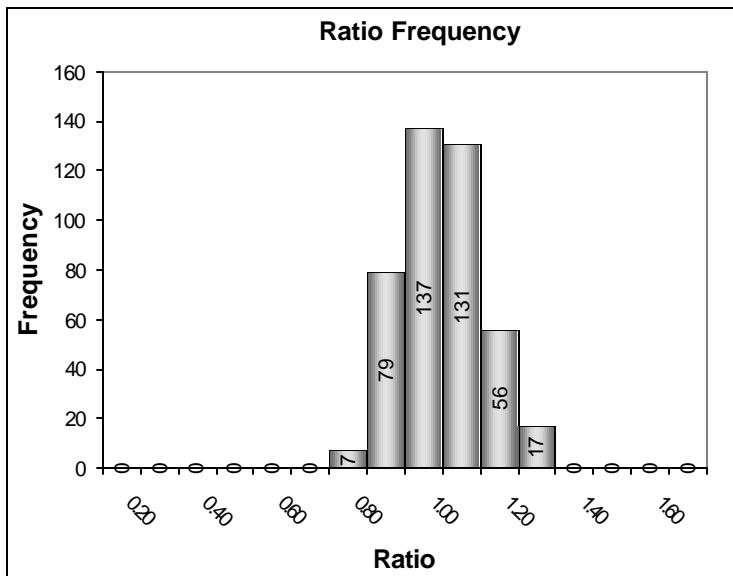
COMMENTS:

1 to 3 Unit Residences throughout Area 76

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: West Central /Team 3	Lien Date: 01/01/2004	Date of Report: 6/29/2004	Sales Dates: 1/2002 - 12/2003
Area 76 - S. Central West Seattle	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	427		
Mean Assessed Value	295,700		
Mean Sales Price	298,600		
Standard Deviation AV	75,546		
Standard Deviation SP	79,495		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.992		
Weighted Mean Ratio	0.990		
UNIFORMITY			
Lowest ratio	0.749		
Highest ratio:	1.273		
Coefficient of Dispersion	8.76%		
Standard Deviation	0.107		
Coefficient of Variation	10.70%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.979		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	3257		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.107		
Recommended minimum:	18		
Actual sample size:	427		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	222		
# ratios above mean:	205		
Z:	0.823		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 76

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	249020	0600	6/23/03	\$190,000	440	0	6	1942	4	5100	N	N	3930 SW KENYON ST
001	249020	0321	1/23/03	\$195,000	530	0	6	1912	4	4000	Y	N	7612 41ST AV SW
001	249320	0025	8/14/03	\$230,000	560	150	6	1927	5	4288	Y	N	4201 SW THISTLE ST
001	249320	0435	6/5/02	\$249,950	590	590	6	1945	5	3200	N	N	8430 40TH AV SW
001	269560	0340	7/3/03	\$224,950	640	0	6	1942	4	5200	N	N	8011 37TH AV SW
001	984230	0118	7/21/03	\$222,000	650	0	6	1943	4	4155	N	N	3725 SW SOUTHERN ST
001	249220	0190	8/8/03	\$197,000	650	0	6	1910	5	4052	Y	N	3723 SW WEBSTER ST
001	249020	0010	10/10/02	\$215,000	680	220	6	1911	3	5100	N	N	3907 SW WEBSTER ST
001	563750	0070	7/22/02	\$185,000	700	300	6	1921	3	4793	N	N	4117 SW MORGAN ST
001	249120	0850	4/3/03	\$232,000	720	0	6	1923	4	6008	N	N	9042 36TH AV SW
001	301330	0885	3/18/03	\$180,000	720	0	6	1947	3	4189	N	N	3915 SW MONROE ST
001	563750	0135	5/20/02	\$220,000	740	0	6	1947	4	6250	N	N	6506 41ST AV SW
001	984230	0350	2/3/03	\$222,000	750	0	6	1951	4	4158	N	N	3728 SW THISTLE ST
001	269560	0155	9/13/02	\$198,500	770	0	6	1948	4	4472	N	N	3546 SW MONROE ST
001	249320	0290	7/29/03	\$205,990	770	0	6	1948	3	3600	N	N	8423 40TH AV SW
001	249220	0610	7/17/03	\$200,000	780	0	6	1942	3	4080	N	N	3532 SW IDA ST
001	271660	0205	6/14/02	\$340,000	790	0	6	1922	3	6636	Y	N	6927 39TH AV SW
001	006500	0100	1/27/03	\$263,000	790	240	6	1925	4	6042	Y	N	6522 36TH AV SW
001	249220	0975	6/25/03	\$249,950	800	0	6	1941	5	4080	N	N	3724 SW HOLDEN ST
001	249220	0266	11/6/03	\$274,900	810	400	6	1910	3	6120	Y	N	3726 SW AUSTIN ST
001	248920	0150	6/26/02	\$278,500	810	0	6	1940	4	3559	Y	N	3706 SW MYRTLE ST
001	178150	0335	10/17/03	\$230,000	820	0	6	1911	4	7790	N	N	3738 SW CLOVERDALE ST
001	301330	1020	7/16/03	\$239,950	830	0	6	1918	3	6296	Y	N	3929 SW ELMGROVE ST
001	249020	0335	1/28/02	\$228,500	830	0	6	1918	3	5100	N	N	3942 SW HOLDEN ST
001	249220	0395	6/21/02	\$279,000	890	0	6	1928	5	4080	N	N	3753 SW AUSTIN ST
001	249220	0860	5/22/02	\$229,950	900	0	6	1920	5	4080	N	N	3723 SW IDA ST
001	249320	0260	10/13/03	\$233,000	920	0	6	1910	5	4850	Y	N	4011 SW THISTLE ST
001	271910	0095	9/5/02	\$317,000	940	0	6	1926	4	6149	N	N	6532 41ST AV SW
001	249020	0555	3/3/03	\$310,000	940	0	6	1915	4	5100	N	N	3941 SW PORTLAND ST
001	431770	0335	11/25/02	\$286,500	970	120	6	1910	4	7455	N	N	7356 40TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	431820	0195	9/23/03	\$299,900	970	620	6	1914	4	6300	N	N	4259 SW OHELLO ST
001	431920	0395	7/10/02	\$265,000	980	0	6	1929	4	12456	N	N	3642 SW OHELLO ST
001	923890	1515	9/19/02	\$239,900	990	240	6	1948	4	4285	N	N	4122 SW AUSTIN ST
001	249220	0080	8/5/03	\$284,950	1030	0	6	1926	3	4320	N	N	7516 37TH AV SW
001	431770	0140	3/8/02	\$250,000	1060	0	6	1910	4	7504	N	N	4001 SW MYRTLE ST
001	249220	0415	12/26/02	\$222,500	1090	0	6	1941	3	4080	N	N	3748 SW IDA ST
001	249220	0295	1/29/02	\$234,500	1140	0	6	1963	2	4080	N	N	3706 SW AUSTIN ST
001	431920	0565	6/23/03	\$315,000	1150	0	6	1912	5	8314	N	N	7113 35TH AV SW
001	262403	9043	7/29/03	\$320,000	1230	0	6	1914	5	7369	N	N	4204 SW MYRTLE ST
001	249020	0270	6/25/03	\$300,000	1230	360	6	1976	3	5100	N	N	3921 SW IDA ST
001	249220	0085	3/28/03	\$265,000	1280	420	6	1926	5	3840	N	N	7512 37TH AV SW
001	006500	0270	11/5/03	\$275,000	1400	0	6	1912	4	6500	N	N	6527 37TH AV SW
001	269560	0495	11/22/02	\$180,000	650	0	7	1941	3	4893	N	N	3545 SW ELMGROVE ST
001	984230	0695	6/26/02	\$187,500	650	0	7	1942	4	4134	N	N	3540 SW SOUTHERN ST
001	249020	0295	9/4/03	\$244,950	680	660	7	1923	4	5100	N	N	3947 SW IDA ST
001	249220	0750	10/23/02	\$258,000	700	180	7	1943	4	4080	N	N	3616 SW HOLDEN ST
001	301330	0565	5/6/02	\$248,000	710	410	7	1945	4	4244	Y	N	4139 SW ROSE ST
001	984230	0325	3/25/03	\$202,000	720	0	7	1944	3	5181	N	N	3712 SW THISTLE ST
001	178150	0012	8/22/03	\$231,000	720	0	7	1941	4	5075	N	N	3707 SW THISTLE ST
001	984230	0080	4/28/03	\$220,000	720	130	7	1943	3	4924	N	N	8113 37TH AV SW
001	249120	0205	2/6/02	\$180,000	720	0	7	1947	4	6417	N	N	8837 36TH AV SW
001	178200	0160	11/5/02	\$221,600	730	360	7	1942	3	5000	N	N	8608 36TH AV SW
001	249220	0260	3/27/03	\$300,000	740	520	7	1945	5	4080	Y	N	3730 SW AUSTIN ST
001	269560	0480	10/8/03	\$285,000	750	750	7	1941	4	4983	N	N	8107 37TH AV SW
001	269560	0490	11/19/03	\$292,500	750	750	7	1941	4	4899	N	N	8106 37TH AV SW
001	269560	0095	12/11/02	\$286,000	750	470	7	1948	5	4494	N	N	3714 SW MONROE ST
001	271910	0135	6/4/03	\$304,000	760	140	7	1926	4	5900	Y	N	6547 40TH AV SW
001	249120	0160	9/5/03	\$249,950	770	0	7	1944	3	6417	N	N	8836 37TH AV SW
001	249020	0110	12/23/02	\$245,000	770	240	7	1948	4	5898	N	N	3912 SW AUSTIN ST
001	563750	0145	8/26/03	\$280,000	780	0	7	1920	3	6250	N	N	6516 41ST AV SW
001	249220	0985	8/1/03	\$249,950	780	0	7	1941	5	4080	N	N	3716 SW HOLDEN ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	301330	0315	10/28/03	\$207,000	790	0	7	1944	2	5617	N	N	4131 SW ELMGROVE ST
001	249120	0118	3/12/03	\$257,900	790	790	7	1950	3	4806	N	N	3509 SW TRENTON ST
001	249220	0035	12/16/03	\$190,000	790	0	7	1942	3	4400	N	N	3525 SW WEBSTER ST
001	249220	0590	2/20/03	\$277,500	800	0	7	1916	3	6120	N	N	3542 SW IDA ST
001	006500	0080	11/25/03	\$302,650	800	0	7	1941	3	6038	Y	N	6542 36TH AV SW
001	301330	0300	7/19/03	\$270,100	800	0	7	1944	5	5732	N	N	4141 SW ELMGROVE ST
001	178150	0145	12/11/02	\$265,000	800	800	7	1998	3	4726	N	N	3703 SW SULLIVAN ST
001	006500	0140	7/10/02	\$268,000	810	250	7	1942	4	6418	Y	N	6521 36TH AV SW
001	269560	0390	5/20/02	\$260,000	810	410	7	1949	4	5748	N	N	3735 SW MONROE ST
001	923890	1175	8/27/02	\$277,000	810	0	7	1944	4	5100	N	N	4104 SW PORTLAND ST
001	984230	0085	5/22/02	\$279,000	810	400	7	1942	4	4429	N	N	3755 SW SOUTHERN ST
001	178150	0255	6/3/02	\$234,500	820	0	7	1944	4	4961	N	N	3702 SW TILLMAN ST
001	248920	0155	5/22/02	\$260,000	820	0	7	1940	3	4132	Y	N	3700 SW MYRTLE ST
001	150480	0005	1/24/03	\$276,000	830	470	7	1942	4	6953	N	N	9047 37TH AV SW
001	269560	0290	5/20/03	\$237,000	830	500	7	1950	4	5512	N	N	3541 SW MONROE ST
001	178200	0220	12/17/03	\$275,674	830	620	7	1942	5	5425	N	N	8633 36TH AV SW
001	984230	0220	2/20/02	\$253,950	830	0	7	1947	5	4108	N	N	8212 39TH AV SW
001	984230	0485	8/5/02	\$229,950	840	0	7	1939	4	7372	N	N	3522 SW THISTLE ST
001	431820	0190	11/8/02	\$289,000	840	0	7	1948	4	5906	Y	N	7306 CALIFORNIA AV SW
001	178250	0050	12/29/03	\$304,500	840	0	7	1942	4	4600	N	N	8522 37TH AV SW
001	178150	0060	8/8/03	\$229,900	840	0	7	1941	4	4568	N	N	3735 SW THISTLE ST
001	269560	0115	3/5/03	\$275,000	840	570	7	1948	4	4494	N	N	3701 SW KENYON ST
001	923890	1070	6/5/03	\$304,500	850	300	7	1941	4	5100	Y	N	4107 SW HOLDEN ST
001	301330	0440	8/8/02	\$269,000	850	0	7	1941	5	4241	Y	N	4135 SW SOUTHERN ST
001	178200	0015	6/18/02	\$169,950	860	0	7	1942	4	6860	N	N	8411 35TH AV SW
001	249120	0295	9/18/02	\$272,000	860	610	7	1948	4	6410	N	N	8852 38TH AV SW
001	178200	0110	11/18/02	\$218,000	860	0	7	1942	3	5250	N	N	8633 35TH AV SW
001	249120	0360	4/24/02	\$225,500	860	0	7	1942	4	5137	N	N	8829 37TH AV SW
001	178200	0170	10/17/02	\$292,500	860	360	7	1942	3	5008	N	N	3627 SW CLOVERDALE ST
001	178250	0120	8/20/03	\$284,950	860	0	7	1942	4	4600	N	N	8437 36TH AV SW
001	178250	0120	2/15/02	\$248,950	860	0	7	1942	4	4600	N	N	8437 36TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	923890	1035	4/12/02	\$268,000	870	0	7	1927	5	4449	N	N	4128 SW KENYON ST
001	269560	0110	11/18/02	\$284,000	880	300	7	1948	3	5330	N	N	3707 SW KENYON ST
001	269560	0035	4/24/02	\$240,000	880	0	7	1940	4	4494	N	N	3744 SW MONROE ST
001	984230	0725	2/28/02	\$219,950	890	500	7	1951	3	5456	N	N	3514 SW SOUTHERN ST
001	271910	0330	3/6/02	\$304,000	900	0	7	1948	4	6314	Y	N	4005 SW HOLLY ST
001	301330	1141	10/8/02	\$245,000	910	910	7	1942	4	6273	N	N	3902 SW SOUTHERN ST
001	923890	1490	7/14/03	\$325,000	910	500	7	1949	3	5125	Y	N	7518 CALIFORNIA AV SW
001	923890	1155	9/5/03	\$270,000	910	230	7	1944	5	5100	N	N	4126 SW PORTLAND ST
001	984230	0200	2/24/03	\$252,500	910	0	7	1951	4	4688	N	N	3740 SW ROSE ST
001	029300	0088	2/20/03	\$289,950	920	450	7	1947	4	6383	N	N	7717 37TH AV SW
001	271910	0265	5/22/03	\$320,000	920	0	7	1922	3	6060	Y	N	6707 39TH AV SW
001	984230	0665	1/16/02	\$245,000	920	500	7	1951	3	5418	N	N	8218 37TH AV SW
001	923890	1255	10/28/02	\$230,000	920	0	7	1939	3	5002	N	N	7618 CALIFORNIA AV SW
001	301330	1015	5/13/03	\$290,000	920	200	7	1957	4	4201	Y	N	3935 SW ELMGROVE ST
001	178200	0065	5/7/02	\$199,950	930	0	7	1942	5	6860	N	N	8461 35TH AV SW
001	178250	0065	7/2/02	\$292,000	940	380	7	1942	4	4978	N	N	8560 37TH AV SW
001	269560	0190	10/21/02	\$255,000	940	0	7	1949	4	4264	N	N	3528 SW MONROE ST
001	301330	0790	8/14/03	\$277,000	950	450	7	1955	4	8390	N	N	3924 SW MONROE ST
001	029300	0087	6/20/03	\$305,000	950	450	7	1947	4	6383	N	N	7711 37TH AV SW
001	029300	0095	2/20/02	\$224,000	950	200	7	1947	3	6383	N	N	7727 37TH AV SW
001	563750	0080	3/21/03	\$251,000	950	0	7	1951	4	6250	N	N	6516 42ND AV SW
001	029300	0170	6/13/02	\$275,000	960	630	7	1911	5	7213	N	N	7725 36TH AV SW
001	301330	1030	4/11/02	\$257,000	960	0	7	1943	4	6284	N	N	3915 SW ELMGROVE ST
001	249320	0385	10/8/03	\$436,000	960	1086	7	1980	4	5100	Y	N	8428 41ST AV SW
001	249320	0500	9/16/03	\$262,500	960	360	7	1943	4	4800	Y	N	8517 39TH AV SW
001	178250	0140	6/13/02	\$246,500	960	0	7	1942	4	4600	N	N	8417 36TH AV SW
001	178150	0073	2/11/03	\$240,950	960	740	7	1949	4	4060	Y	N	3749 SW THISTLE ST
001	269560	0100	9/19/02	\$250,000	980	590	7	1948	4	5225	N	N	3711 SW KENYON ST
001	984230	0410	5/4/03	\$279,000	980	550	7	1951	3	4743	N	N	3537 SW ROSE ST
001	301330	0505	8/15/03	\$310,000	980	940	7	1913	5	4236	Y	N	4126 SW ROSE ST
001	301330	1515	5/13/03	\$285,000	980	750	7	1941	4	4194	Y	N	4000 SW THISTLE ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112100	0130	7/15/02	\$312,000	990	350	7	1951	4	5267	Y	N	3609 SW HOLLY ST
001	249020	0385	7/8/02	\$279,950	1000	590	7	1941	4	5100	N	N	3907 SW HOLDEN ST
001	923890	1275	12/12/03	\$310,000	1000	0	7	1914	4	5100	N	N	4132 SW HOLDEN ST
001	249220	0040	12/11/03	\$280,000	1010	700	7	1952	4	5833	N	N	3529 SW WEBSTER ST
001	029300	0079	4/25/03	\$250,000	1020	400	7	1947	3	9279	N	N	3723 SW HOLDEN ST
001	006500	0315	6/26/02	\$393,500	1020	0	7	1914	3	6550	Y	N	6522 38TH AV SW
001	923890	0995	11/21/03	\$315,000	1020	280	7	1940	5	5400	Y	N	7806 CALIFORNIA AV SW
001	984230	0735	4/30/03	\$223,950	1030	300	7	1951	3	6359	N	N	8111 35TH AV SW
001	249320	0170	3/4/03	\$291,500	1040	0	7	1941	4	6147	Y	N	8409 41ST AV SW
001	269560	0435	7/29/02	\$237,500	1050	0	7	1952	4	5304	N	N	8106 39TH AV SW
001	249120	0345	12/3/03	\$229,500	1050	0	7	1942	3	5134	N	N	8837 37TH AV SW
001	249220	0720	6/18/02	\$256,500	1050	0	7	1925	5	4080	N	N	3543 SW IDA ST
001	984230	0181	6/20/02	\$259,950	1060	720	7	1975	5	4986	N	N	3724 SW ROSE ST
001	431920	0821	9/18/02	\$272,000	1070	0	7	1944	4	5253	N	N	7325 36TH AV SW
001	029300	0076	1/15/02	\$266,000	1080	800	7	1927	4	7468	N	N	7726 38TH AV SW
001	249120	0695	2/26/02	\$274,950	1080	0	7	1998	3	6380	N	N	9044 37TH AV SW
001	431770	0060	3/4/02	\$244,000	1080	0	7	1958	4	5920	N	N	4168 SW ORCHARD ST
001	249120	0010	7/24/03	\$265,000	1080	560	7	1943	4	5619	N	N	3515 SW TRENTON ST
001	249120	0335	10/6/03	\$230,000	1080	0	7	1942	4	5132	N	N	8841 37TH AV SW
001	352403	9027	7/10/03	\$315,000	1080	760	7	1954	4	5110	N	N	3610 SW DONOVAN ST
001	923890	1350	4/18/03	\$301,500	1080	0	7	1955	4	5100	Y	N	4143 SW AUSTIN ST
001	301330	0810	2/19/02	\$275,000	1080	800	7	1986	3	4199	N	N	3914 SW MONROE ST
001	249120	0130	1/3/03	\$263,500	1080	500	7	1943	4	4026	N	N	3621 SW TRENTON ST
001	029300	0068	11/17/03	\$335,000	1090	550	7	1948	4	7437	N	N	7736 38TH AV SW
001	431920	0730	4/25/03	\$299,000	1090	200	7	1912	4	6967	N	N	7314 39TH AV SW
001	301330	0832	7/18/02	\$273,000	1090	600	7	1987	3	4209	Y	N	3949 SW MONROE ST
001	301330	1410	11/19/03	\$252,000	1100	0	7	1942	4	5868	Y	N	3919 SW ROSE ST
001	249020	0280	5/21/02	\$369,000	1100	0	7	1923	5	5100	Y	N	3933 SW IDA ST
001	178250	0025	2/5/02	\$236,350	1100	0	7	1942	2	4600	N	N	8422 37TH AV SW
001	178250	0040	4/16/02	\$244,950	1100	0	7	1942	4	4600	N	N	8510 37TH AV SW
001	301330	0896	7/21/03	\$287,000	1100	0	7	1947	4	4366	N	N	3903 SW MONROE ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	301330	0385	2/5/03	\$230,000	1110	0	7	1948	2	7398	Y	N	4110 SW SOUTHERN ST
001	984230	0036	8/26/03	\$241,000	1120	0	7	1964	3	4163	N	N	3738 SW SOUTHERN ST
001	029300	0067	5/15/03	\$274,000	1140	510	7	1948	4	7437	N	N	7742 38TH AV SW
001	029300	0201	5/21/03	\$295,000	1140	500	7	1955	3	6383	N	N	7720 36TH AV SW
001	178200	0250	2/21/03	\$233,255	1140	0	7	1942	4	5100	N	N	3624 SW TRENTON ST
001	249220	0770	10/3/03	\$306,500	1140	0	7	1919	3	4080	N	N	3600 SW HOLDEN ST
001	984230	0500	8/6/02	\$279,000	1160	920	7	1954	4	5356	N	N	3532 SW THISTLE ST
001	301330	0125	8/5/03	\$338,000	1180	0	7	1910	3	6345	Y	N	4114 SW MONROE ST
001	249020	0025	2/4/03	\$280,000	1180	390	7	1957	4	5100	N	N	3921 SW WEBSTER ST
001	984230	0050	4/5/02	\$253,000	1180	0	7	1994	3	4158	N	N	3728 SW SOUTHERN ST
001	249220	0180	8/6/02	\$270,000	1190	0	7	1926	5	4097	Y	N	3715 SW WEBSTER ST
001	248920	0145	3/15/03	\$360,000	1200	0	7	1956	4	5353	Y	N	6928 38TH AV SW
001	271910	0054	9/26/03	\$296,000	1200	430	7	1997	3	1732	N	N	6548B 42ND AV SW
001	271660	0120	8/29/02	\$337,000	1210	150	7	1937	4	7274	Y	N	6764 41ST AV SW
001	301330	1005	11/11/03	\$312,000	1210	500	7	1978	3	6306	Y	N	3939 SW ELMGROVE ST
001	249020	0140	12/16/03	\$315,000	1210	540	7	1963	4	4590	N	N	3915 SW AUSTIN ST
001	150480	0020	3/21/03	\$289,700	1210	600	7	1998	3	4500	N	N	3710 SW BARTON ST
001	249320	0355	4/18/03	\$358,450	1210	580	7	1975	5	3563	Y	N	8452 41ST AV SW
001	249120	0855	2/6/03	\$248,500	1230	0	7	1950	4	6006	N	N	9046 36TH AV SW
001	178150	0085	5/14/02	\$299,000	1230	550	7	1944	3	5196	N	N	3756 SW SULLIVAN ST
001	006500	0335	9/25/03	\$375,500	1240	640	7	1977	4	6334	N	N	6502 38TH AV SW
001	984230	0650	2/1/02	\$285,000	1240	730	7	1959	4	4538	N	N	3540 SW ROSE ST
001	984230	0655	11/14/03	\$294,000	1240	980	7	1958	4	4128	N	N	3542 SW ROSE ST
001	262403	9123	10/2/02	\$339,950	1250	500	7	1963	3	7531	N	N	4004 SW MYRTLE ST
001	269560	0130	8/8/02	\$242,000	1250	0	7	1948	4	4558	N	N	7902 37TH AV SW
001	249020	0195	9/3/02	\$345,000	1260	1000	7	1912	5	5355	Y	N	3952 SW IDA ST
001	178150	0373	7/3/03	\$292,500	1270	400	7	1943	4	6731	N	N	3711 SW CLOVERDALE ST
001	178150	0400	7/10/02	\$345,000	1280	640	7	1943	4	7400	Y	N	8600 FARWELL PL SW
001	563750	0110	4/1/03	\$285,000	1300	0	7	1949	4	6000	N	N	6513 41ST AV SW
001	269560	0230	12/17/02	\$225,750	1300	0	7	1928	4	4960	N	N	8007 35TH AV SW
001	249220	0210	12/3/02	\$294,950	1300	280	7	1948	3	4942	Y	N	3737 SW WEBSTER ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	249020	0175	11/20/03	\$349,000	1350	780	7	1984	3	5100	Y	N	3947 SW AUSTIN ST
001	249220	0715	12/24/03	\$320,000	1360	0	7	1926	3	4080	N	N	3539 SW IDA ST
001	269560	0432	12/17/02	\$251,000	1390	350	7	1925	4	5303	N	N	8104 39TH AV SW
001	249120	0755	3/19/03	\$328,500	1420	0	7	1925	4	6399	N	N	9007 36TH AV SW
001	431920	0535	6/6/02	\$301,400	1430	0	7	1929	4	8304	N	N	7143 35TH AV SW
001	029300	0114	8/26/03	\$319,000	1440	660	7	1948	4	7437	N	N	7743 37TH AV SW
001	269560	0530	6/18/03	\$258,500	1440	0	7	1926	4	6598	N	N	8103 35TH AV SW
001	563750	0225	8/15/02	\$320,000	1440	0	7	1919	5	6000	N	N	6524 40TH AV SW
001	301330	0110	5/23/03	\$345,000	1440	500	7	1948	3	4769	Y	N	4130 SW MONROE ST
001	431920	0209	12/31/03	\$407,500	1460	600	7	1977	4	8251	N	N	3811 SW ORCHARD ST
001	923890	1330	6/25/02	\$345,000	1480	250	7	1951	4	6632	Y	N	4125 SW AUSTIN ST
001	178150	0355	6/5/02	\$269,000	1500	0	7	1950	4	7700	N	N	3710 SW CLOVERDALE ST
001	248920	0140	7/15/03	\$450,000	1510	0	7	1943	4	5565	Y	N	6924 38TH AV SW
001	006500	0390	2/28/02	\$340,000	1550	0	7	1984	4	6248	Y	N	6512 39TH AV SW
001	178150	0160	9/19/03	\$340,000	1560	1010	7	1997	3	4725	N	N	3717 SW SULLIVAN ST
001	352590	0070	8/31/03	\$470,000	1660	710	7	1982	4	4551	Y	N	6755 41ST AV SW
001	249120	0220	7/21/03	\$250,000	1700	0	7	1948	3	6425	N	N	8821 36TH AV SW
001	249120	0710	4/24/02	\$252,000	1720	0	7	1978	4	7000	N	N	9051 36TH AV SW
001	431770	0270	8/9/02	\$385,000	1730	280	7	1913	5	9120	Y	N	3906 SW OTHELLO ST
001	431920	0275	5/15/02	\$495,000	1770	340	7	1921	4	8879	Y	N	7203 36TH AV SW
001	248920	0245	11/19/02	\$363,000	1780	240	7	1949	4	6300	N	N	6906 37TH AV SW
001	431820	0175	12/9/03	\$410,500	1820	340	7	1979	4	8500	N	N	7333 40TH AV SW
001	923890	1085	10/23/02	\$388,000	1820	790	7	1991	3	5100	Y	N	4123 SW HOLDEN ST
001	269560	0167	10/8/02	\$389,000	2248	0	7	2002	3	4912	N	N	3601 SW KENYON ST
001	249020	0565	10/9/03	\$298,000	1060	100	8	1950	4	5100	Y	N	3951 SW PORTLAND ST
001	006500	0425	7/17/03	\$425,000	1070	450	8	1958	2	6646	Y	N	6615 38TH AV SW
001	271910	0410	3/14/02	\$330,000	1070	870	8	1959	4	6250	Y	N	6717 42ND AV SW
001	431770	0130	11/8/02	\$259,950	1080	400	8	1962	3	6589	N	N	3936 SW ORCHARD ST
001	301330	0215	8/12/02	\$245,000	1140	540	8	1948	4	5478	Y	N	4105 SW MONROE ST
001	431920	0630	6/6/02	\$290,000	1150	870	8	1959	3	9100	N	N	7342 36TH AV SW
001	112100	0047	4/15/03	\$296,000	1160	310	8	1951	3	6779	Y	N	6739 35TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	271910	0416	5/1/03	\$334,950	1170	430	8	1962	4	5470	Y	N	6723 42ND AV SW
001	006500	0345	5/7/02	\$365,000	1190	0	8	1972	4	6550	Y	N	6511 38TH AV SW
001	112100	0490	7/15/02	\$497,000	1230	250	8	1944	5	8445	Y	N	6771 38TH AV SW
001	249320	0360	11/1/03	\$425,000	1230	630	8	1946	4	7753	Y	N	8444 41ST AV SW
001	006500	0415	3/7/03	\$461,000	1240	650	8	1947	4	6540	Y	N	6607 38TH AV SW
001	271660	0170	4/10/03	\$525,000	1250	550	8	1940	3	9851	Y	N	3916 SW FRONTENAC ST
001	249020	0415	10/23/02	\$319,000	1250	240	8	1954	3	6120	Y	N	3937 SW HOLDEN ST
001	249320	0475	2/21/02	\$360,000	1260	600	8	1953	4	6299	Y	N	8559 39TH AV SW
001	431920	0135	10/22/02	\$350,000	1270	350	8	1956	3	8115	Y	N	7126 38TH AV SW
001	431920	0031	6/6/02	\$355,000	1270	870	8	1919	5	4328	Y	N	3830 SW ORCHARD ST
001	178150	0314	1/22/03	\$289,950	1280	1000	8	1948	4	4736	N	N	3755 SW TILLMAN ST
001	431820	0160	6/5/03	\$400,000	1300	0	8	1952	3	9350	Y	N	7319 40TH AV SW
001	431920	0335	3/25/02	\$327,000	1300	360	8	1956	4	7636	N	N	7255 36TH AV SW
001	271660	0144	9/20/02	\$620,000	1330	700	8	1963	5	6975	Y	N	4014 SW FRONTENAC ST
001	249220	0165	10/16/02	\$338,000	1370	650	8	1966	3	4164	Y	N	3701 SW WEBSTER ST
001	269560	0200	1/30/02	\$319,000	1420	610	8	1951	4	8944	N	N	3519 SW KENYON ST
001	029300	0052	11/20/02	\$330,000	1440	520	8	1950	4	7436	N	N	7725 38TH AV SW
001	248920	0035	8/5/02	\$516,500	1550	0	8	1914	4	7513	Y	N	7109 38TH AV SW
001	301330	0950	4/24/02	\$379,950	1600	910	8	1990	3	10480	N	N	3916 SW ELMGROVE ST
001	301330	0320	12/13/02	\$420,000	1620	800	8	1995	4	4234	Y	N	4123 SW ELMGROVE ST
001	352590	0040	1/15/03	\$435,000	1650	0	8	1927	4	5085	Y	N	6914 HEIGHTS PL SW
001	271910	0069	10/2/02	\$395,000	1680	1200	8	1970	4	5900	Y	N	6553 41ST AV SW
001	431920	0205	9/23/02	\$373,000	1710	0	8	1987	3	7850	N	N	3817 SW ORCHARD ST
001	249120	0265	8/23/02	\$265,000	1740	0	8	1948	4	12846	N	N	8822 38TH AV SW
001	563750	0150	10/7/03	\$325,000	1795	356	8	1999	4	6250	N	N	6520 41ST AV SW
001	112100	0320	6/5/02	\$433,000	1810	490	8	1951	4	9750	Y	N	6747 37TH AV SW
001	249320	0010	10/21/03	\$495,000	2060	510	8	1989	3	4288	Y	N	4218 SW SULLIVAN ST
001	431920	0325	5/30/03	\$465,000	2070	200	8	1946	4	9000	Y	N	7237 36TH AV SW
001	301330	0512	3/11/02	\$474,950	2150	0	8	1998	3	4002	Y	N	4118 SW ROSE ST
001	006500	0180	12/9/03	\$405,000	2160	550	8	1994	3	5381	Y	N	6552 37TH AV SW
001	262403	9030	11/14/02	\$530,000	2240	710	8	1989	3	5217	Y	N	4139 SW FRONTENAC ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	269560	0165	9/10/02	\$389,000	2248	0	8	2002	3	4912	N	N	3534 SW MONROE ST
001	269560	0207	11/5/03	\$389,500	2330	0	8	2003	3	4389	N	N	3520 SW MONROE ST
001	112100	0011	6/30/03	\$385,000	2380	710	8	1991	3	6033	Y	N	6709 35TH AV SW
001	249320	0230	3/28/03	\$460,000	2400	0	8	2002	3	5451	Y	N	4031 SW THISTLE ST
001	249120	0711	4/28/03	\$440,000	2760	0	8	1999	3	5752	N	N	3610 SW BARTON ST
001	431920	0060	3/20/02	\$595,000	2783	0	8	1999	3	11177	Y	N	3802 SW ORCHARD ST
001	301330	0165	11/25/02	\$406,000	1340	700	9	1994	3	6492	Y	N	8018 CALIFORNIA AV SW
001	563750	0230	12/23/02	\$427,000	1560	810	9	1997	3	6000	N	N	6526 40TH AV SW
001	249220	0090	6/5/03	\$440,000	1860	300	9	2000	3	4080	Y	N	3548 SW AUSTIN ST
001	248920	0070	7/10/03	\$650,000	2220	190	9	1990	3	6000	Y	N	6932 39TH AV SW
001	248920	0070	7/15/02	\$632,000	2220	190	9	1990	3	6000	Y	N	6932 39TH AV SW
001	249320	0165	2/18/02	\$566,000	2780	600	9	1992	3	5740	Y	N	8405 41ST AV SW
001	431920	0010	4/23/02	\$610,000	2810	1080	9	1991	3	9500	Y	N	7120 39TH AV SW
008	762570	2580	10/30/02	\$179,950	560	0	6	1918	3	6250	N	N	5922 42ND AV SW
008	762570	0020	10/17/02	\$147,500	640	0	6	1918	4	4800	N	N	5219 FAUNTLEROY WY SW
008	129730	0185	3/12/02	\$256,000	650	650	6	1918	4	6250	N	N	5036 42ND AV SW
008	762570	3045	12/18/02	\$220,000	700	0	6	1943	4	6250	N	N	6036 41ST AV SW
008	762570	3030	1/17/02	\$254,900	720	0	6	1943	4	6250	N	N	6050 41ST AV SW
008	232403	9088	6/20/03	\$228,500	720	0	6	1944	3	5500	N	N	5052 FAUNTLEROY WY SW
008	234930	0120	10/9/02	\$233,000	720	380	6	1947	3	4800	N	N	5633 38TH AV SW
008	082600	0425	8/9/02	\$248,000	740	0	6	1944	4	5709	N	N	6311 FAUNTLEROY WY SW
008	246190	0625	5/22/03	\$240,000	750	120	6	1911	3	6250	N	N	5606 41ST AV SW
008	762570	3180	5/16/03	\$229,000	750	0	6	1980	3	4125	N	N	6020 42ND AV SW
008	762570	3085	8/19/03	\$229,000	760	0	6	1926	3	6000	N	N	6003 41ST AV SW
008	762570	2965	9/29/03	\$220,000	760	0	6	1942	4	5500	N	N	6003 FAUNTLEROY WY SW
008	762570	2975	7/13/03	\$217,000	760	450	6	1942	3	5500	N	N	6013 FAUNTLEROY WY SW
008	762570	3010	2/20/03	\$256,000	760	0	6	1942	4	5500	N	N	6047 FAUNTLEROY WY SW
008	387490	0205	1/13/03	\$245,000	770	0	6	1947	4	5185	N	N	6318 37TH AV SW
008	082600	0255	9/24/02	\$260,000	770	0	6	1916	4	4800	N	N	6329 41ST AV SW
008	612660	0935	4/12/02	\$250,000	770	720	6	1913	3	3406	N	N	4850 40TH AV SW
008	246190	0600	7/17/02	\$230,000	800	210	6	1944	3	2191	N	N	5617 FAUNTLEROY WY SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	006600	0235	9/9/03	\$256,620	810	0	6	1918	4	6300	N	N	5912 39TH AV SW
008	129730	0025	10/16/03	\$238,500	810	0	6	1921	4	6000	N	N	5023 40TH AV SW
008	762570	2705	10/31/03	\$225,000	820	0	6	1918	4	6250	N	N	5916 41ST AV SW
008	234930	0025	5/23/03	\$250,000	830	0	6	1944	3	6389	N	N	5620 FAUNTLEROY WY SW
008	246190	0605	3/6/03	\$228,000	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WY SW
008	246190	0605	4/5/02	\$225,000	840	600	6	1944	4	2428	N	N	5611 FAUNTLEROY WY SW
008	762570	2585	5/27/03	\$229,950	850	0	6	1917	3	6250	N	N	5916 42ND AV SW
008	246190	0445	9/10/03	\$229,500	850	0	6	1910	3	6000	N	N	5457 FAUNTLEROY WY SW
008	762570	2410	2/21/02	\$239,950	890	0	6	1918	3	6250	N	N	5953 42ND AV SW
008	246190	0825	3/22/02	\$259,950	910	0	6	1918	4	6000	N	N	5633 41ST AV SW
008	172580	0210	6/6/03	\$208,650	910	400	6	1928	3	2800	N	N	5253 35TH AV SW
008	129730	0040	6/10/03	\$272,000	940	630	6	1911	4	6000	N	N	5039 40TH AV SW
008	612660	1445	4/10/03	\$285,000	960	0	6	1947	4	5405	Y	N	4832 38TH AV SW
008	309500	0140	8/22/02	\$270,000	1020	300	6	1909	3	4800	Y	N	5010 36TH AV SW
008	246190	0305	4/7/03	\$226,000	1020	0	6	1919	4	2580	N	N	4014 SW FINDLAY ST
008	757920	1215	5/10/02	\$300,000	1180	750	6	1910	4	6900	Y	N	4811 42ND AV SW
008	006600	0245	4/17/02	\$307,500	1210	300	6	1917	4	6375	N	N	5902 39TH AV SW
008	762570	2970	8/7/03	\$240,000	1210	0	6	1942	2	5500	N	N	6007 FAUNTLEROY WY SW
008	246190	0700	7/30/02	\$291,500	1300	0	6	1914	4	6000	N	N	5637 40TH AV SW
008	082600	0315	7/17/03	\$269,950	1320	0	6	1980	3	5000	N	N	6318 41ST AV SW
008	246190	0450	8/26/03	\$285,000	1380	0	6	1943	3	6000	N	N	5449 FAUNTLEROY WY SW
008	762570	2590	8/14/03	\$280,000	1400	120	6	1926	3	6250	N	N	5912 42ND AV SW
008	129730	0065	3/5/03	\$295,000	1420	1400	6	1981	3	6250	Y	N	4016 SW DAWSON ST
008	762570	0345	10/22/03	\$350,000	1520	900	6	1908	4	6250	Y	N	5218 42ND AV SW
008	234930	0140	2/18/03	\$287,500	1570	0	6	1992	3	4800	N	N	5651 38TH AV SW
008	006600	0025	5/30/03	\$305,000	660	400	7	1925	3	6300	N	N	5915 37TH AV SW
008	232403	9096	12/11/03	\$179,000	710	0	7	1943	3	4383	N	N	5020 FAUNTLEROY WY SW
008	762570	0380	5/13/02	\$265,000	740	0	7	1921	4	6250	Y	N	5217 42ND AV SW
008	006600	0090	10/16/02	\$227,000	790	200	7	1943	3	6550	N	N	5936 38TH AV SW
008	006600	0360	12/22/03	\$295,000	790	120	7	1943	4	6550	N	N	6006 39TH AV SW
008	633200	0030	5/22/02	\$246,250	790	0	7	1943	4	6550	N	N	6327 37TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	234930	0095	10/31/02	\$219,500	790	0	7	1951	3	4800	N	N	5613 38TH AV SW
008	006600	0400	12/11/03	\$265,000	800	550	7	1944	3	6500	N	N	6031 37TH AV SW
008	082600	0580	1/16/02	\$250,000	800	240	7	1943	4	5760	Y	N	6311 39TH AV SW
008	757920	0675	7/14/03	\$227,500	800	0	7	1918	3	5750	N	N	4843 40TH AV SW
008	139430	0100	9/6/02	\$230,000	810	0	7	1944	4	6450	N	N	6036 37TH AV SW
008	139380	0020	5/6/02	\$225,000	810	0	7	1939	3	6400	N	N	6040 36TH AV SW
008	139330	0015	5/29/02	\$242,000	810	120	7	1943	3	5650	Y	N	5911 35TH AV SW
008	139380	0010	6/12/02	\$245,000	820	0	7	1940	4	6400	N	N	6050 36TH AV SW
008	246190	0775	4/4/03	\$295,000	820	0	7	1918	4	6250	N	N	5636 42ND AV SW
008	246190	0775	2/21/02	\$259,950	820	0	7	1918	4	6250	N	N	5636 42ND AV SW
008	246190	0935	5/6/02	\$314,950	820	100	7	1917	4	6250	N	N	5643 42ND AV SW
008	731240	0005	7/18/02	\$237,500	820	0	7	1918	4	5000	Y	N	5402 37TH AV SW
008	731240	0050	7/29/02	\$339,950	820	300	7	1953	4	5000	Y	N	5411 36TH AV SW
008	082600	0395	1/7/02	\$228,000	820	120	7	1916	3	4800	Y	N	6337 40TH AV SW
008	082600	0575	9/10/02	\$295,000	840	200	7	1943	4	5760	Y	N	6317 39TH AV SW
008	082600	0465	12/10/02	\$245,000	840	0	7	1915	4	4800	Y	N	6316 40TH AV SW
008	105300	0010	6/17/02	\$231,000	850	430	7	1941	4	4720	N	N	5635 35TH AV SW
008	309500	0025	11/18/02	\$232,500	850	0	7	1918	4	4560	N	N	5017 35TH AV SW
008	757920	1145	6/22/03	\$275,000	860	0	7	1918	4	5750	Y	N	4847 42ND AV SW
008	139330	0010	7/18/02	\$240,000	860	0	7	1939	3	5650	Y	N	5907 35TH AV SW
008	232403	9060	5/14/02	\$247,750	860	0	7	1922	3	5400	N	N	5227 37TH AV SW
008	129730	0095	5/18/03	\$242,500	870	0	7	1951	4	6250	Y	N	5028 41ST AV SW
008	772360	0045	4/17/03	\$229,950	870	0	7	1918	4	5500	N	N	5225 35TH AV SW
008	172580	0060	10/29/02	\$279,950	870	0	7	1927	4	3500	N	N	5256 37TH AV SW
008	612660	0050	10/23/02	\$265,000	880	0	7	1926	4	4185	Y	N	4717 37TH AV SW
008	246190	0670	2/8/02	\$259,900	890	140	7	1923	4	6250	N	N	5652 41ST AV SW
008	762570	0080	6/23/03	\$260,000	890	0	7	1922	4	6000	N	N	5242 40TH AV SW
008	757920	1175	11/15/02	\$330,000	890	690	7	1940	4	5750	Y	N	4833 42ND AV SW
008	139280	0055	5/17/02	\$276,000	900	0	7	1938	4	6400	Y	N	5906 36TH AV SW
008	172580	0235	3/24/03	\$240,000	900	600	7	1949	4	4400	N	N	5243 35TH AV SW
008	762570	0165	8/28/02	\$263,000	920	0	7	1918	5	6000	N	N	5243 40TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	232403	9078	5/12/03	\$228,000	930	170	7	1941	4	5650	N	N	6013 35TH AV SW
008	309500	0090	5/15/03	\$338,000	940	0	7	1925	4	4800	N	N	5048 36TH AV SW
008	246190	0110	11/7/03	\$294,000	950	0	7	1918	3	6250	N	N	5423 42ND AV SW
008	082600	0265	8/27/02	\$287,000	950	360	7	1953	3	4800	N	N	6321 41ST AV SW
008	082600	0285	2/22/03	\$347,000	960	420	7	1922	4	9600	N	N	6307 41ST AV SW
008	172580	0045	3/13/02	\$230,000	960	0	7	1962	3	6250	N	N	5252 37TH AV SW
008	757920	0875	2/4/02	\$320,000	960	0	7	1916	4	6210	Y	N	4856 42ND AV SW
008	528820	0170	6/24/02	\$347,000	960	0	7	1950	3	5750	Y	N	4738 37TH AV SW
008	612660	1420	7/19/02	\$260,000	960	0	7	1947	4	5405	Y	N	4846 38TH AV SW
008	082600	0275	1/29/03	\$288,000	960	450	7	1953	4	4800	N	N	6315 41ST AV SW
008	762570	0190	2/27/03	\$280,000	1000	440	7	1953	4	6250	N	N	5252 41ST AV SW
008	246190	0960	10/28/03	\$315,000	1020	110	7	1917	4	6250	N	N	5617 42ND AV SW
008	105300	0090	2/27/03	\$310,000	1040	290	7	1941	4	6300	Y	N	5643 36TH AV SW
008	516670	0095	3/14/03	\$275,000	1040	350	7	1956	4	6300	N	N	5028 38TH AV SW
008	006600	0365	5/17/02	\$291,000	1050	440	7	1955	3	6812	N	N	6002 39TH AV SW
008	232403	9111	12/16/02	\$300,000	1050	1070	7	1949	4	6400	N	N	3604 SW GRAHAM ST
008	172580	0015	1/25/02	\$302,000	1060	600	7	1955	3	6250	Y	N	5236 37TH AV SW
008	762570	0405	5/29/03	\$388,500	1060	400	7	1948	4	6250	N	N	5241 42ND AV SW
008	757920	0975	12/18/02	\$303,000	1060	0	7	1929	4	5750	Y	N	4811 41ST AV SW
008	246190	0290	9/20/02	\$236,750	1070	0	7	1922	4	6250	N	N	5436 41ST AV SW
008	006600	0415	8/21/03	\$340,000	1090	250	7	1944	3	6500	N	N	6047 37TH AV SW
008	762570	0305	10/22/02	\$365,000	1090	0	7	1910	5	6250	Y	N	5256 42ND AV SW
008	612660	0060	4/22/02	\$256,000	1090	0	7	1988	4	4230	Y	N	4721 37TH AV SW
008	246190	0345	10/27/03	\$277,250	1100	220	7	1908	3	6000	N	N	5433 40TH AV SW
008	082600	0390	11/21/02	\$242,000	1110	790	7	1976	3	4800	N	N	6341 40TH AV SW
008	139380	0050	10/9/03	\$297,500	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
008	139380	0050	4/25/02	\$255,000	1120	0	7	1940	3	6400	Y	N	6010 36TH AV SW
008	139380	0055	11/14/02	\$321,000	1130	0	7	1939	4	6400	Y	N	6006 36TH AV SW
008	234930	0295	4/17/02	\$272,500	1140	490	7	1963	4	5080	N	N	5653 37TH AV SW
008	006600	0120	7/2/03	\$290,000	1150	150	7	1991	3	6550	N	N	5904 38TH AV SW
008	232403	9067	8/22/03	\$289,950	1150	320	7	1941	3	5650	Y	N	3501 SW RAYMOND ST

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	762570	0365	12/27/02	\$357,500	1160	600	7	1957	4	6250	Y	N	5201 42ND AV SW
008	234930	0130	5/1/03	\$264,000	1160	440	7	1947	4	4800	N	N	5641 38TH AV SW
008	528820	0250	6/24/02	\$275,000	1160	0	7	1921	5	4025	Y	N	4735 36TH AV SW
008	234930	0210	2/20/02	\$242,400	1200	180	7	1950	3	5080	N	N	5644 38TH AV SW
008	006600	0395	6/3/02	\$307,000	1230	0	7	1944	3	6450	N	N	6027 37TH AV SW
008	006600	0345	8/14/03	\$375,000	1280	500	7	1983	3	6650	N	N	6022 39TH AV SW
008	633200	0080	5/28/03	\$324,950	1290	0	7	1988	3	6550	N	N	6342 38TH AV SW
008	762570	2680	8/12/02	\$275,000	1320	0	7	1917	4	6250	N	N	5942 41ST AV SW
008	528820	0310	7/9/03	\$399,500	1360	670	7	1949	3	8625	Y	N	4718 36TH AV SW
008	762570	3095	1/28/02	\$282,000	1380	0	7	1918	4	6000	N	N	6011 41ST AV SW
008	082600	0380	5/2/03	\$387,000	1380	0	7	1914	5	4800	N	N	6351 40TH AV SW
008	731240	0080	5/14/02	\$300,000	1400	280	7	1960	4	4800	N	N	5406 36TH AV SW
008	762570	2987	7/23/02	\$220,000	1401	0	7	2001	3	2101	N	N	6021 B FAUNTLEROY WY SW
008	762570	2983	7/18/03	\$227,500	1401	0	7	2001	3	1774	N	N	6021 A FAUNTLEROY WY SW
008	246190	0609	3/4/03	\$230,000	1404	0	7	2003	3	2036	N	N	5613 B FAUNTLEROY WY SW
008	246190	0602	6/26/02	\$229,950	1404	0	7	2002	3	1810	N	N	5615 FAUNTLEROY WY SW
008	246190	0607	3/25/03	\$234,950	1404	0	7	2003	3	1536	N	N	5613 A FAUNTLEROY WY SW
008	246190	0604	6/7/02	\$222,995	1404	0	7	2002	3	1998	N	N	5619 FAUNTLEROY WY SW
008	528820	0331	7/22/03	\$360,750	1410	0	7	1992	3	6325	Y	N	4724 36TH AV SW
008	082600	0495	8/5/03	\$365,000	1420	0	7	1912	3	4800	Y	N	6340 40TH AV SW
008	762470	0006	6/20/02	\$295,000	1420	780	7	1914	4	4000	Y	N	4111 SW HUDSON ST
008	246190	0590	7/30/02	\$238,000	1430	110	7	1945	3	6000	N	N	5627 FAUNTLEROY WY SW
008	516670	0150	10/8/03	\$376,500	1490	740	7	1958	4	6656	N	N	5059 38TH AV SW
008	772360	0125	1/9/03	\$365,000	1520	0	7	1912	5	6250	N	N	5205 36TH AV SW
008	139330	0050	9/10/02	\$269,000	1540	0	7	1940	5	5650	Y	N	5949 35TH AV SW
008	528820	0280	5/27/03	\$326,000	1560	0	7	1911	4	5175	Y	N	4747 36TH AV SW
008	246190	0285	4/4/02	\$320,000	1620	0	7	1919	4	5000	N	N	5430 41ST AV SW
008	129730	0050	6/15/03	\$315,000	1670	0	7	1915	4	6000	N	N	5047 40TH AV SW
008	743550	0025	12/12/03	\$387,500	1750	130	7	1949	3	8014	N	N	5009 FAUNTLEROY WY SW
008	105300	0065	11/17/03	\$480,000	1950	0	7	1940	4	9440	Y	N	5634 36TH AV SW
008	246190	0800	11/20/02	\$394,000	2486	0	7	1998	4	6000	N	N	5657 41ST AV SW

Improved Sales Used in this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	232403	9098	10/27/03	\$334,500	890	270	8	1942	4	7560	Y	N	5600 37TH AV SW
008	129130	0070	5/28/02	\$319,000	1030	0	8	1941	3	7316	Y	N	5602 36TH AV SW
008	232403	9110	4/5/02	\$320,000	1140	390	8	1955	4	6400	Y	N	5927 36TH AV SW
008	129730	0210	8/14/03	\$490,000	1220	700	8	2000	3	6250	Y	N	5047 42ND AV SW
008	232403	9059	7/30/02	\$321,500	1310	970	8	1954	4	6240	Y	N	5456 36TH AV SW
008	528820	0155	11/10/03	\$390,000	1350	930	8	1954	4	4830	Y	N	4734 37TH AV SW
008	528820	0155	6/3/02	\$329,900	1350	930	8	1954	4	4830	Y	N	4734 37TH AV SW
008	232403	9046	4/17/02	\$444,852	1380	1100	8	1962	4	6125	Y	N	5451 36TH AV SW
008	232403	9083	12/1/03	\$285,000	1390	970	8	1958	3	6400	Y	N	5951 36TH AV SW
008	762570	0220	6/19/03	\$385,000	1480	1290	8	1978	4	7500	N	N	5222 41ST AV SW
008	757920	0735	9/27/03	\$285,000	1550	0	8	2003	3	1476	N	N	4807 A 40TH AV SW
008	757920	0737	9/27/03	\$299,950	1610	0	8	2003	3	1458	N	N	4809 B 40TH AV SW
008	757920	0738	8/23/03	\$319,000	1610	0	8	2003	3	1427	Y	N	4807 B 40TH AV SW
008	757920	0736	6/13/03	\$314,950	1610	0	8	2003	3	1408	Y	N	4807 A 40TH AV SW
008	309500	0005	8/8/02	\$385,000	1780	200	8	1993	4	4662	Y	N	5003 35TH AV SW
008	129730	0100	6/20/03	\$380,000	1890	820	8	1981	3	6250	Y	N	5022 41ST AV SW
008	082600	0280	4/10/02	\$437,500	1950	830	8	1996	3	4800	N	N	6309 41ST AV SW
008	612660	0130	4/22/03	\$475,000	2110	0	8	1946	4	5503	Y	N	3700 SW EDMUNDS ST
008	234930	0110	3/27/03	\$425,000	2200	0	8	2003	3	4800	N	N	5625 38TH AV SW
008	105300	0035	5/16/02	\$475,000	2556	0	8	2002	3	5001	Y	N	3508 SW JUNEAU ST
008	757920	0965	6/24/03	\$503,000	1720	1080	9	2002	3	5750	Y	N	4815 41ST AV SW
008	105300	0030	3/25/03	\$359,000	1850	550	9	1941	4	7020	N	N	3504 SW JUNEAU ST
008	633200	0075	8/2/02	\$475,000	2158	0	9	1998	3	6550	Y	N	6346 38TH AV SW
008	762570	0290	5/8/03	\$550,000	2524	0	9	2001	3	7200	N	N	5247 41ST AV SW
008	762570	0290	2/21/02	\$495,000	2524	0	9	2001	3	7200	N	N	5247 41ST AV SW

Improved Sales Removed from this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	006500	0085	7/15/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, EXECUTOR
001	006500	0305	11/10/03	\$620,000	DIAGNOSTIC OUTLIER
001	029300	0015	5/15/03	\$250,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	029300	0031	10/9/02	\$269,950	UNFIN AREA
001	029300	0201	1/21/03	\$225,500	NON-REPRESENTATIVE SALE
001	112100	0200	2/25/02	\$79,939	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	112100	0215	6/26/02	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	112100	0400	4/10/02	\$205,000	TEARDOWN SALE
001	178150	0415	10/4/02	\$305,000	DIAGNOSTIC OUTLIER
001	178200	0185	10/22/02	\$237,900	RELOCATION - SALE BY SERVICE
001	178200	0185	10/2/02	\$237,900	RELOCATION - SALE TO SERVICE
001	248920	0020	2/20/03	\$605,000	DIAGNOSTIC OUTLIER
001	248920	0335	5/20/03	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249020	0025	11/6/03	\$427,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
001	249120	0160	8/22/02	\$151,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249120	0655	3/27/03	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249120	0865	6/23/03	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	249220	0135	7/23/03	\$153,000	DIAGNOSTIC OUTLIER
001	249220	0515	11/6/03	\$103,424	QUIT CLAIM DEED DORRatio
001	249220	0830	9/4/02	\$107,035	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	249220	0990	5/22/02	\$220,000	DIAGNOSTIC OUTLIER
001	249320	0025	4/21/03	\$179,500	CASH SALE
001	249320	0185	4/25/02	\$205,000	% COMPLETE
001	249320	0340	11/12/02	\$380,000	DIAGNOSTIC OUTLIER
001	262403	9098	8/24/02	\$531,750	DIAGNOSTIC OUTLIER
001	271660	0147	5/8/02	\$260,000	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
001	271910	0075	4/23/02	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	271910	0125	10/11/02	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	0605	1/27/03	\$405,000	SEGREGATION AND/OR MERGER
001	301330	0610	11/14/03	\$1,855	QCD; PARTIAL INTEREST (103, 102, Etc.); DORRatio
001	301330	0855	2/27/02	\$275,000	UNFIN AREA
001	301330	1245	7/1/03	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	301330	1320	3/7/03	\$565,000	DIAGNOSTIC OUTLIER
001	301330	1500	1/13/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	352590	0015	5/15/02	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431770	0295	3/15/02	\$379,000	DIAGNOSTIC OUTLIER
001	431770	0320	4/5/02	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431820	0185	5/22/03	\$486,000	DIAGNOSTIC OUTLIER
001	431820	0220	4/17/02	\$146,178	EXEMPT FROM EXCISE TAX
001	431820	0236	6/2/03	\$267,500	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
001	431820	0335	7/17/02	\$482,500	DIAGNOSTIC OUTLIER
001	431820	0432	8/19/03	\$277,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431920	0135	10/22/02	\$350,000	RELOCATION - SALE TO SERVICE
001	431920	0445	5/9/03	\$380,000	DIAGNOSTIC OUTLIER
001	431920	0460	7/21/03	\$23,656	QCD; EXEMPT FROM EXCISE TAX; OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	431920	0475	7/19/02	\$389,000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
001	431920	0510	6/14/02	\$200,000	NO MARKET EXPOSURE
001	431920	0525	8/1/03	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	431920	0905	4/2/03	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	563750	0072	12/11/03	\$294,450	DIAGNOSTIC OUTLIER
001	563750	0075	10/29/03	\$259,950	%Compl ActivePermitBeforeSale>25K
001	563750	0075	1/2/03	\$240,000	IMP. CHAR CHANGED SINCE SALE; BUILDER SALE
001	563750	0077	10/15/03	\$289,950	DIAGNOSTIC OUTLIER
001	563750	0180	8/2/02	\$305,000	IMP COUNT
001	563750	0255	9/27/02	\$146,634	DORRatio
001	923890	1040	11/19/03	\$600,000	LACK OF REPRESENTATION
001	923890	1040	4/26/02	\$196,750	DORRatio
001	923890	1180	12/19/03	\$545,000	DIAGNOSTIC OUTLIER
001	923890	1220	9/24/02	\$357,000	RELOCATION - SALE BY SERVICE
001	923890	1220	9/24/02	\$357,000	RELOCATION - SALE TO SERVICE
001	923890	1255	10/28/02	\$175,000	NO MARKET EXPOSURE
001	923890	1530	1/28/02	\$577,730	PROPERTY ASSESSED DIFF THAN PROPERTY SOLD
001	984230	0065	5/1/02	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0400	9/12/02	\$256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	984230	0545	12/19/03	\$220,888	EXEMPT FROM EXCISE TAX
008	006600	0140	11/25/02	\$215,000	DIAGNOSTIC OUTLIER
008	006600	0180	2/18/03	\$277,500	UnFinArea
008	006600	0205	11/22/02	\$90,339	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
008	006600	0260	4/25/02	\$160,000	DIAGNOSTIC OUTLIER
008	006600	0395	2/19/02	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	082600	0230	9/24/02	\$218,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	105300	0055	9/9/02	\$362,500	RELOCATION - SALE BY SERVICE
008	105300	0055	9/9/02	\$362,500	RELOCATION - SALE TO SERVICE
008	105300	0116	2/3/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	129130	0004	3/18/02	\$207,500	DIAGNOSTIC OUTLIER
008	129130	0035	5/2/03	\$130,000	LACK OF REPRESENTATION
008	129730	0130	6/20/02	\$78,308	QUIT CLAIM DEED DORRatio
008	139330	0015	5/7/03	\$250,000	RELOCATION - SALE BY SERVICE
008	139330	0015	5/7/03	\$250,000	RELOCATION - SALE TO SERVICE
008	139380	0035	10/20/02	\$259,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	232403	9067	5/13/02	\$255,000	RELOCATION - SALE BY SERVICE
008	232403	9067	5/13/02	\$255,000	RELOCATION - SALE TO SERVICE
008	232403	9089	6/20/03	\$246,500	IMP COUNT
008	232403	9094	6/9/03	\$68,000	QUIT CLAIM DEED DORRatio
008	234930	0065	2/6/02	\$165,000	LACK OF REPRESENTATION
008	234930	0110	6/21/02	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	234930	0115	4/15/02	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	246190	0430	4/19/02	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	309500	0055	12/11/02	\$314,950	UnFinArea
008	309500	0160	7/18/02	\$372,500	UnFinArea

Improved Sales Removed from this Annual Update Analysis
Area 76
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	516670	0055	11/14/03	\$460,000	DIAGNOSTIC OUTLIER
008	528820	0230	11/10/03	\$415,000	UnFinArea
008	528820	0379	6/18/02	\$235,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	528820	0405	9/24/03	\$150,000	QUIT CLAIM DEED
008	612660	1340	1/17/02	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	612660	1495	1/15/02	\$104,897	PARTIAL INTEREST; STATEMENT TO DOR
008	757920	0580	10/2/03	\$405,000	%Compl ActivePermitBeforeSale>25K
008	757920	0580	3/12/02	\$100,000	%Compl DORRatio
008	757920	0735	4/3/02	\$210,000	PROP ASSESSED DIFF THAN PROP SOLD-TEAR DOWN
008	757920	0855	8/29/03	\$598,000	DIAGNOSTIC OUTLIER
008	762570	0116	6/26/03	\$306,000	DIAGNOSTIC OUTLIER
008	762570	0245	11/6/03	\$524,000	ActivePermitBeforeSale>25K
008	762570	0245	8/23/02	\$196,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	762570	0296	1/8/03	\$426,000	DIAGNOSTIC OUTLIER
008	762570	0296	6/4/02	\$295,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	762570	2520	5/14/03	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	762570	2600	2/22/02	\$82,986	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	762570	2990	7/27/02	\$230,000	IMP COUNT
008	762570	2990	11/23/03	\$227,000	ImpCount ActivePermitBeforeSale>25K
008	762570	3055	8/18/03	\$207,500	CASH SALE - FIXER UPPER SOLD AS-IS
008	762570	3055	11/20/03	\$280,000	PROPERTY ASSESSED DIFF THAN PROP SOLD
008	762570	3085	4/15/03	\$180,000	CASH SALE
008	762570	3250	2/22/03	\$220,000	LACK OF REPRESENTATION
008	772360	0125	3/22/02	\$142,500	RELATED PARTY, FRIEND,NEIGHBOR; STMNT TO DOR

Vacant Sales Used in this Annual Update Analysis Area 76

Vacant Sales Removed from this Annual Update Analysis
Area 76

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	269560	0205	7/11/2002	145000	Seg after sale/imp torn down (per e-slip, land w/ prev used bld)
1	271660	0010	3/24/2003	160000	Per Real Prop, Seg after sale
1	431920	0195	11/15/2002	70000	Related Party, friend or neighbor
8	762570	2992	12/11/2003	254600	Per e-slip, this is not a vacant sale - land with new imp
8	762570	2994	12/10/2003	254000	Per e-slip, this is not a vacant sale - included an imp
8	762570	2996	12/9/2003	253000	Per e-slip, this is not a vacant sale - land with new imp
8	762570	2998	12/9/2003	254000	Per e-slip, this is not a vacant sale - land with new imp



King County
Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr